



SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/23/2012

TO: _____

FROM: Jo Manson, Inland Team

PROJECT DESCRIPTION: SUB2011-00051 PL12-00025 and PL12-0026- Two Public Lots in one application. Parcels located off Hwy 58 East. See applications.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

Date

Name

Phone

Public Lot

TWO (2) PUBLIC LOTS IN ONE APPLICATION
- PL12-0025 AND PL12-0026

JSM

AG FH

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☒ Public Lot ☐ Lot Line Adjustment ☐ Parcel Map ☐ Tract Map
☐ Receiving Site ☐ Sending Site ☐ Road Abandonment ☐ Road Name
☐ Reversion to Acreage ☐ Reconsideration ☐ Condominium (new or conversion)
☐ Voluntary Merger ☐ Certificate of Compliance

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Topaz Solar Farms LLC Daytime Phone _____
 Mailing Address 1850 N. Central, Suite 1025, Phoenix, AZ 85004 Zip Code _____
 Email Address: _____

☐ Applicant Name Topaz Solar Farms LLC Daytime Phone _____
 Mailing Address 1850 N. Central, Suite 1025, Phoenix, AZ 85004 Zip Code _____
 Email Address: _____

☒ Agent Name Tami Poe Daytime Phone 805-835-8570
 Mailing Address PO Box 3221, Atascadero, CA 93423 Zip Code _____
 Email Address: taminoe@charter.net

PROPERTY INFORMATION

072-131-001 & 002

Total Size of Site: 2880 Acres +/- Assessor Parcel Number(s): 072-091-008, 009, & 010Legal Description: Sections 4 & 5, T30S, R18E and Sections 32, 33, & ptn 31, T29S, R18E, MDM

Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 to Highway 58 EastCarissa Plains, CA

Describe current uses, existing structures, and other improvements and vegetation on the property: _____

PROPOSED PROJECTDescribe the proposed project (incl. size of all proposed parcels): Public Lot - subdivide existing 2880 acres into 3 parcels of 1580, 1280, & 20 acres +/-**LEGAL DECLARATION**

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date 5/18/12

FOR STAFF USE ONLY

MINUTE PARCEL SIZE

APPLICANT'S SIGNATURE

FILED BY

DATE OF ORDINANCE

LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 3 parcels of 1475, 1320, & 85 acres +/-

Number of existing lots, parcels or certificates: 2 Existing parcel sizes: 1600 & 1280 AC

What will the property be used for after division: Topaz Solar Farm Project Mitigation Land & Solar Arrays

Is the property part of a previous subdivision that you filed? ☐ Yes ☒ No and Agricultural Lease

If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☐ COAL _____

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? ☒ Yes ☐ No

Building permits or other approval? ☐ Yes ☒ No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☒ No

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No

If yes, what is the acreage of all property you own that surrounds the project site? _____

Describe existing and future access to the proposed project site: Access will be from Highway 58

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG South: AG

East: AG West: AG

Proposed water source: ☒ On-site well ☐ Shared well ☐ Other _____

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No

Proposed sewage disposal: ☒ Individual on-site system ☐ Other _____

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No

Fire Agency: List the agency responsible for fire protection: CalFire

List available or proposed utilities: ☐ Gas ☐ Telephone ☐ Electricity ☐ Cable TV

Adjustments: Are you requesting any adjustments? ☐ Yes ☒ No If Yes, please complete:

☐ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))

☐ Flood hazard & drainage (21.03.010(e)) ☐ Water supply (21.03.010(f))

☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))

☐ Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21): Not Applicable - PL

How are you proposing to meet the requirements of the Quimby Ordinance:

- ☐ Dedicate property for park & recreation purposes ☐ Pay the in-lieu fee
- ☐ Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- ☐ New housing project containing 11 or more dwelling units or parcels; OR
- ☐ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- ☐ Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building

File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 2880 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☒ Yes ☐ No
If yes, please include with application. **See CUP**
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☒ Yes ☐ No
If yes, please include with application. **See CUP**
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: Highway 58

Water Supply Information**Not Applicable**

1. What type of water supply is proposed?
☐ Individual well ☐ Shared well ☐ Community water system
2. What is the proposed use of the water?
☐ Residential ☐ Agricultural - Explain _____
☐ Commercial/Office - Explain _____
☐ Industrial - Explain _____
3. What is the expected daily water demand associated with the project? _____
4. How many service connections will be required? _____
5. Do operable water facilities exist on the site?
☐ Yes ☐ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
☐ Yes ☐ No If yes, please attach. _____
7. Does water meet the Health Agency's quality requirements? ☐ Yes ☐ No
Bacteriological? ☐ Yes ☐ No
Chemical? ☐ Yes ☐ No
Physical ☐ Yes ☐ No
Water analysis report submitted? ☐ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
☐ Will Serve Letter ☐ Pump Test _____ Hours _____ G.P.M.
☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information**Not Applicable**

If an on-site (individual) subsurface sewage disposal system will be used:

1. Has an engineered percolation test been accomplished?
☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
☐ Yes ☐ No
4. Has a piezometer test been completed?
☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
☐ Yes ☐ No (*a waste discharge permit is typically needed when you exceed 2,500 gallons per day*)

If a community sewage disposal system is to be used: Not Applicable

1. Is this project to be connected to an existing sewer line? ☐ Yes ☐ No
Distance to nearest sewer line: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

Solid Waste Information**Not Applicable**

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
☐ Yes ☐ No

Community Service Information

1. Name of School District: Atascadero Unified School District
2. Location of nearest police station: CHP
3. Location of nearest fire station: CalFire - Santa Margarita
4. Location of nearest public transit stop: N/A
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☒ No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property: Ag lands - grazing land
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: Refer to referenced EIR
3. Has an archaeological surface survey been done for the project site? ☒ Yes ☐ No
If yes, please include two copies of the report with the application. **Refer to referenced EIR**

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: None

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
One parcel will be used as mitigation lands for the Topaz Solar Farms Project
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☒ Yes ☐ No

Conservation Easement for mitigation land

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: N/A

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
No impacts associated with public lot application.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☒ Yes ☐ No

If yes, please list: San Joaquin Kit Fox Habitat

3. Are you aware of any previous environmental determinations for all or portions of this property? ☒ Yes ☐ No

If yes, please describe and provide "ED" number(s): See EIR for Topaz Solar Farms Project and Phase I and II Environmental Site Assessments

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): None for public lot application.

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

**Public Lot Application
Project Description**

**PL 12-0025
Topaz Solar Farms LLC**

The proposed project is a Public Lot application to subdivide the existing parcels into three (3) separate parcels for the following purposes:

- 1) Public Lot Parcel 1, approximately 1475 acres, will be conveyed to the California Department of Fish and Game and put under a conservation easement to meet the requirements of the Topaz Solar Farm Conditional Use Permit (CUP) (DRC 2008-00009) for mitigation lands.
- 2) Parcel 2, approximately 1320 acres, will be used by Topaz Solar Farms LLC for the installation of solar arrays as per the CUP (DRC 2008-00009).
- 3) Parcel 3, approximately 85 acres, will be owned by Topaz Solar Farms LLC, subject to an agricultural lease to A.J. Cooper Ranch.

The project area is comprised of two (2) existing legal parcels of approximately 1600 & 1280 acres each. The resulting parcels will be approximately 1475, 1320, & 85 acres. There is an existing residence and agricultural structures on the proposed 85 acre parcel.

The project site is located directly south of Highway 58, approximately 40 miles east of Santa Margarita. The parcels that are part of this application are all zoned Agriculture.

The Topaz Solar Farm is a solar electric generating facility proposed for approximately 3,500 acres in approximately 20 contiguous parcels. The Topaz Solar Farm Conditional Use Permit (DRC 2008-00009) has been approved, and the facility is under construction. An Environmental Impact Report (EIR) (DRC 2008-00009 State Clearinghouse No. 2008091926) has been prepared for the Topaz Solar Farm and certified by the Planning Commission. The EIR addresses all of the potential environmental impacts for the Topaz Solar Farm including the subject mitigation and project lands.

Topography – The subject properties are mostly flat with no discernible elevation changes.

Existing Use/Structures/Residences – All parcels have historically been used for agricultural purposes.

Williamson Act – Not applicable.

Legal Lot Status – There are four underlying legal parcels as shown on the enclosed Public Lot exhibit map.

Access – Legal access to all parcels exists off of Highway 58.

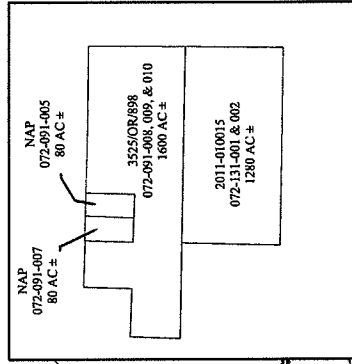
Ordinance Compliance:

Section 21.02.010(a)(9) of the Real Property Division ordinance states that land conveyed to or from a public agency does not need a tentative map unless the planning director determines that public policy necessitates a map.

The following findings can be made:

- The California Department of Fish and Game is a publically managed agency.
- The creation and transfer of the parcel(s) will not affect adjacent properties in an adverse manner.

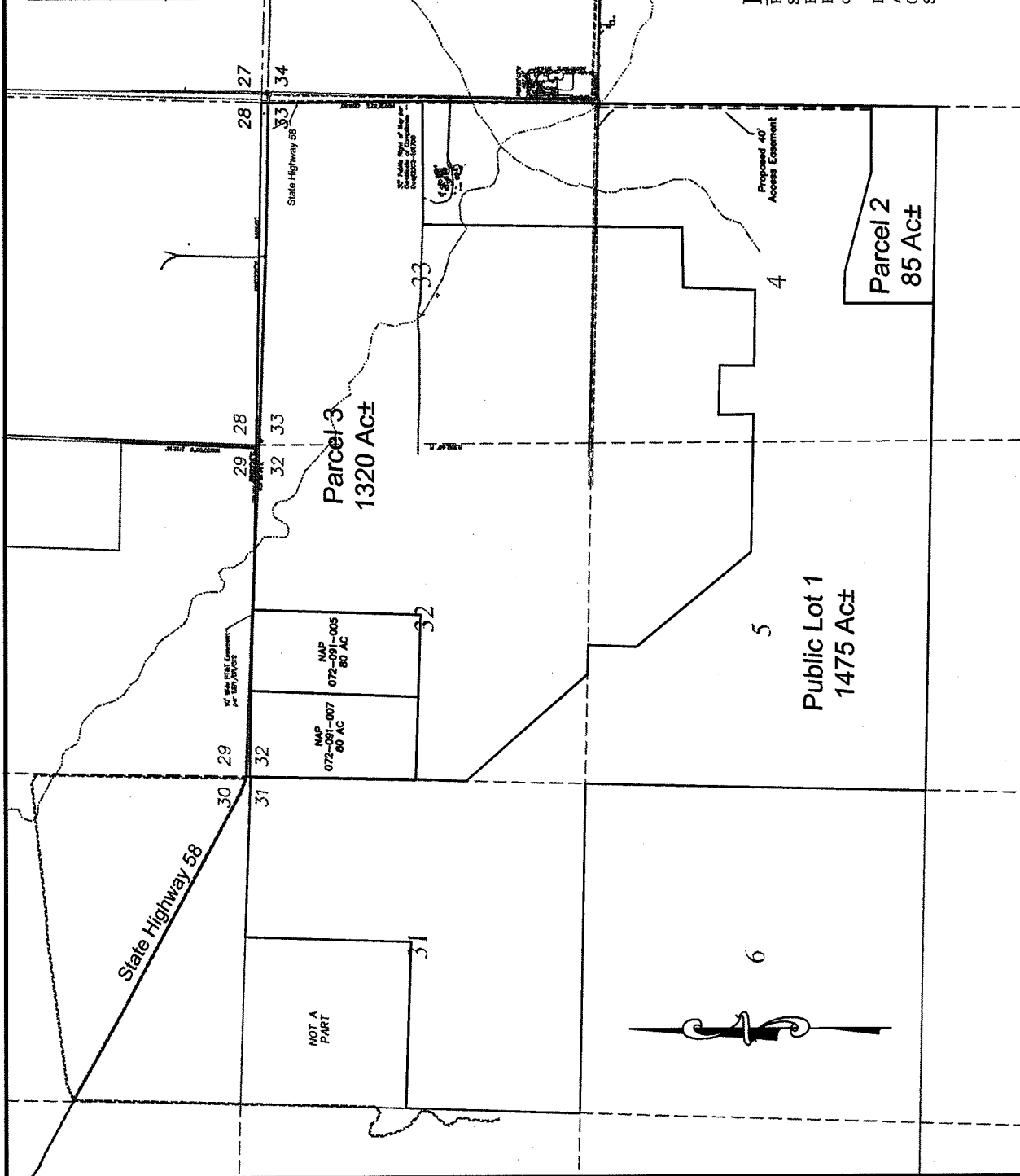
Tami Poe Land Use Planning & Consulting
P.O. BOX 3221 Atascadero CA 93423
(805)835-8570 cell tamipoe@charter.net



Public Lot 12-0025

Being a subdivision of a Portion of Sec 31, all of Sections 32 and 33 in Township 29 South, Range 18 East, and all of Sections 4 and 5 in Township 30 South, Range 18 East, Mount Diablo Base & Meridian, County of San Luis Obispo, State of California.

Prepared for : Topaz Solar Farms LLC
APN# 072-091-008, 009, & 010 and
072-131-001 & 002
Site Area = 2,880 AC±



Public Lot PL12-026

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

APPLICATION TYPE - CHECK ALL THAT APPLY

- | | | | |
|--|--|--|------------------------------------|
| <input checked="" type="checkbox"/> Public Lot | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map |
| <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | <input type="checkbox"/> Condominium (new or conversion) | |
| <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | | |

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Topaz Solar Farms LLC Daytime Phone _____
Mailing Address 1850 N. Central, Suite 1025, Phoenix, AZ 85004 Zip Code _____
Email Address: _____

☐ Applicant Name Topaz Solar Farms LLC Daytime Phone _____
Mailing Address 1850 N. Central, Suite 1025, Phoenix, AZ 85004 Zip Code _____
Email Address: _____

☒ Agent Name Tami Poe Daytime Phone 805-835-8570
Mailing Address PO Box 3221, Atascadero, CA 93423 Zip Code _____
Email Address: taminoe@charter.net

PROPERTY INFORMATION

Total Size of Site: 650 Acres +/- Assessor Parcel Number(s): Ptns of 072-101-010 & 023

Legal Description: Portion of Sec 27, T29S, R18E, MDM

Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 to Highway 58 East

Carissa Plains, CA

Describe current uses, existing structures, and other improvements and vegetation on the property: _____

PROPOSED PROJECT

Describe the proposed project (incl. size of all proposed parcels): Public Lot - subdivide existing 650 acres into 2 parcels of 150 & 500 acres +/-

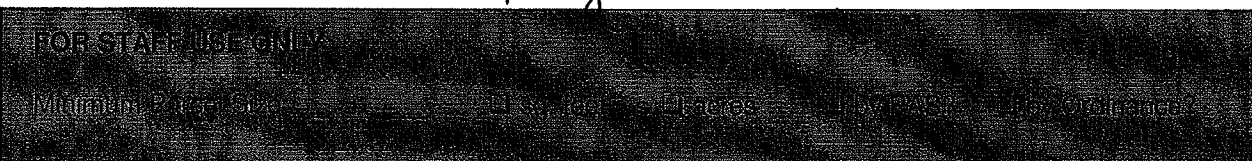
LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature _____

Date 5/18/12

Tami Poe, Agent



LAND DIVISION APPLICATION

San Luis Obispo County Department of Planning and Building

File No _____

Project Information:

What is the proposed density or parcel size?: 2 parcels of 500 & 150 acres +/-

Number of existing lots, parcels or certificates: 1 Existing parcel sizes: 650 AC

What will the property be used for after division: Topaz Solar Farm Project Mitigation Land & Solar Arrays

Is the property part of a previous subdivision that you filed? ☒ Yes ☐ No

If Yes, what was the map number: ☐ Tract No: _____ ☐ CO _____ ☒ COAL 11-0070

Have you reviewed county records to determine if the subject property has ever been the subject of:

A recorded certificate of compliance or a recorded map? ☒ Yes ☐ No

Building permits or other approval? ☐ Yes ☒ No

If you answered Yes to either question, please provide copies of all applicable materials.

Off-Site Improvements: Will off-site road or drainage improvements be required? ☐ Yes ☒ No

Surrounding parcel ownership: Do you own adjacent property? ☒ Yes ☐ No

If yes, what is the acreage of all property you own that surrounds the project site? 2000+ acres

Describe existing and future access to the proposed project site: Access will be from Highway 58

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):

North: AG South: AG

East: AG West: AG

Proposed water source: ☐ On-site well ☐ Shared well ☒ Other Not Applicable

☐ Community System - List the agency or company responsible for provision: _____

Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No

Proposed sewage disposal: ☐ Individual on-site system ☒ Other Not Applicable

☐ Community System - List the agency or company responsible for sewage disposal: _____

Do you have a valid will-serve letter? ☐ Yes (If yes, please submit copy) ☐ No

Fire Agency: List the agency responsible for fire protection: CalFire

List available or proposed utilities: ☐ Gas ☐ Telephone ☐ Electricity ☐ Cable TV

Adjustments: Are you requesting any adjustments? ☐ Yes ☒ No If Yes, please complete:

☐ Parcel & site design (21.03.010(c)) ☐ Access & circulation design (21.03.010(d))

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☐ Sewage Disposal (21.03.010(g)) ☐ Public Utilities (21.03.010(h))

☐ Road Exception (21.03.010(d))

Briefly describe the reasons for the request _____

Quimby Ordinance (Section 21.09.010, et seq., of Title 21): Not Applicable - PL

How are you proposing to meet the requirements of the Quimby Ordinance:

- ☐ Dedicate property for park & recreation purposes ☐ Pay the in-lieu fee
- ☐ Request credit for common open space (if you are choosing this option, please complete below)

Acreage of open space: _____ Average slope of open space: _____

Describe the on-site recreational amenities being proposed and their location on the open space:

Specify the proposed ownership and method of maintenance of the open space: _____

Affordable Housing - Coastal Zone ONLY (Government Code Section 65590 - Section 23.04.092 of Title 23):

Is your project a:

- ☐ New housing project containing 11 or more dwelling units or parcels; OR
- ☐ Demolition or conversion of one or more dwellings (includes mobile homes), where the proposed demolition or conversion involves three or more dwelling units in one structure, or 11 or more dwellings units in two or more structures AND any such units were occupied by persons or families of low or moderate income in the 12 months prior to filing the land use or division application.
- ☐ Demolition or conversion of one or more dwellings (includes mobile homes) to a non-residential use which is not "coastal dependent".

ENVIRONMENTAL DESCRIPTION FORM

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File No _____

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- Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 650 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
If yes, please describe: _____
- Has a drainage plan been prepared? ☒ Yes ☐ No
If yes, please include with application. **See Topaz Solar Farms CUP**
- Has there been any grading or earthwork on the project site? ☐ Yes ☒ No
If yes, please explain: _____
- Has a grading plan been prepared? ☒ Yes ☐ No
If yes, please include with application. **See Topaz Solar Farms CUP**
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
- Is a railroad or highway within 300 feet of your project site? ☐ Yes ☒ No
- Can the proposed project be seen from surrounding public roads? ☒ Yes ☐ No
If yes, please list: Highway 58

Solid Waste Information**Not Applicable**

1. What type of solid waste will be generated by the project?
☐ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: _____
3. Where is the waste disposal storage in relation to buildings? _____
4. Does your project design include an area for collecting recyclable materials and/or composting materials?
☐ Yes ☐ No

Community Service Information

1. Name of School District: Atascadero Unified School District
2. Location of nearest police station: CHP
3. Location of nearest fire station: CalFire - Santa Margarita
4. Location of nearest public transit stop: N/A
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☒ No
If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property: Ag lands - grazing land and former ARCO Solar Project
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
If yes, please describe: Refer to referenced EIR
3. Has an archaeological surface survey been done for the project site? ☒ Yes ☐ No
If yes, please include two copies of the report with the application. **Refer to referenced EIR**

Agricultural Information

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☒ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☒ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: None

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
One parcel will be used as mitigation lands for the Topaz Solar Farms Project
2. Will the development occur in phases? ☐ Yes ☒ No
If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☒ Yes ☐ No

Conservation Easement for mitigation land

If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: N/A

*The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

1. List any mitigation measures that you propose to lessen the impacts associated with your project:
No impacts associated with public lot application.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☒ Yes ☐ No

If yes, please list: San Joaquin Kit Fox Habitat

3. Are you aware of any previous environmental determinations for all or portions of this property? ☒ Yes ☐ No

If yes, please describe and provide "ED" number(s): See EIR for Topaz Solar Farms Project

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): None for public lot application.

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

**Public Lot Application
Project Description**

**PL 12-0026
Topaz Solar Farms LLC**

The proposed project is a Public Lot application to subdivide the existing parcel into two (2) separate parcels for the following purposes:

- 1) Public Lot Parcel 1, approximately 150 acres, will be conveyed to the California Department of Fish and Game and put under a conservation easement to meet the requirements of the Topaz Solar Farm Conditional Use Permit (CUP) (DRC 2008-00009) for mitigation lands.
- 2) Parcel 2, approximately 500 acres, will be used by Topaz Solar Farms LLC for the installation of solar arrays as per the CUP (DRC 2008-00009).

The project area is comprised of one (1) existing legal parcel of approximately 650 acres. The resulting parcels will be approximately 150 and 500 acres. There are no existing residences or structures on the subject property.

The project site is located directly north of Highway 58, approximately 40 miles east of Santa Margarita. The parcels that are part of this application are all zoned Agriculture.

The Topaz Solar Farm is a solar electric generating facility proposed for approximately 3,500 acres in approximately 20 contiguous parcels. The Topaz Solar Farm Conditional Use Permit (DRC 2008-00009) has been approved, and the facility is under construction. An Environmental Impact Report (EIR) (DRC 2008-00009 State Clearinghouse No. 2008091926) has been prepared for the Topaz Solar Farm and certified by the Planning Commission. The EIR addresses all of the potential environmental impacts for the Topaz Solar Farm including the subject mitigation and project lands.

Topography – The subject properties are mostly flat with no discernible elevation changes.

Existing Use/Structures/Residences – All parcels have historically been used for agricultural purposes. A portion of the project site was also used for the former Arco solar project.

Williamson Act – Not applicable.

Legal Lot Status – There one legal parcel, described in the Certificate of Compliance recorded as Doc #2012009679.

Access – There is existing legal access from Highway 58 through an Offer of Dedication as recorded in the following documents: 2070/OR/943, 2070/OR/949, and 2358/OR/289 .

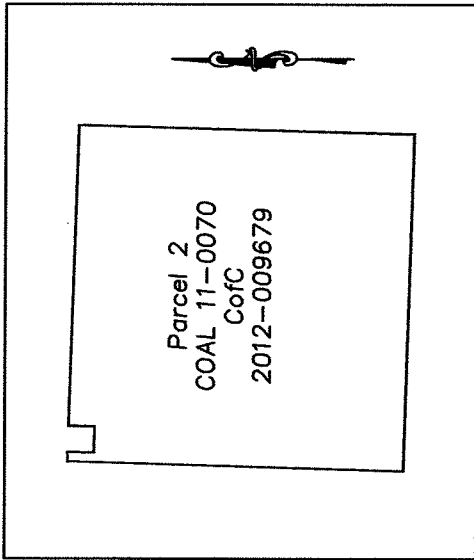
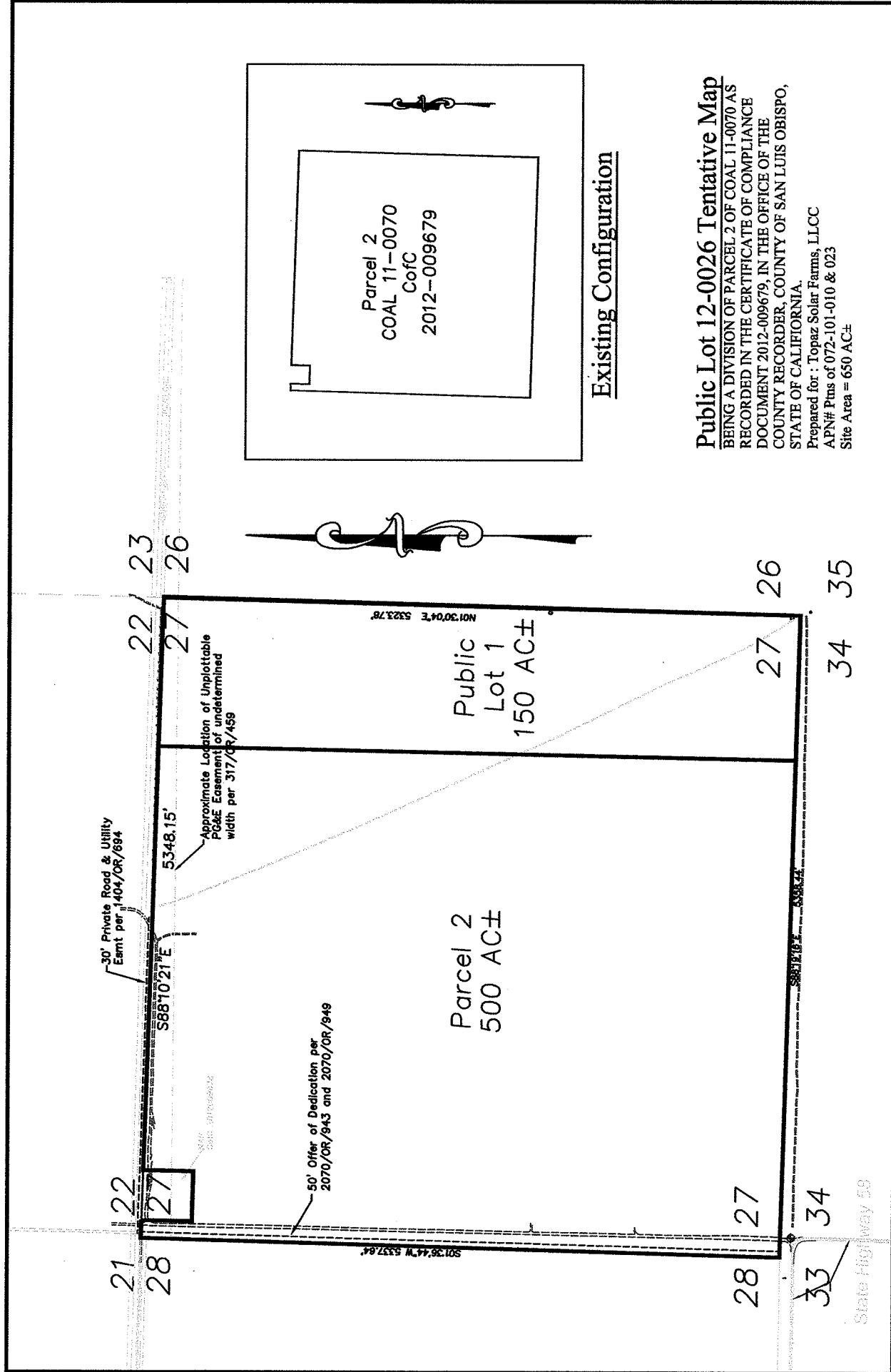
Ordinance Compliance:

Section 21.02.010(a)(9) of the Real Property Division ordinance states that land conveyed to or from a public agency does not need a tentative map unless the planning director determines that public policy necessitates a map.

The following findings can be made:

- The California Department of Fish and Game is a publically managed agency.
- The creation and transfer of the parcel(s) will not affect adjacent properties in an adverse manner.

Tami Poe Land Use Planning & Consulting
P.O. BOX 3221 Atascadero CA 93423
(805)835-8570 cell tamipoe@charter.net



Existing Configuration

Public Lot 12-0026 Tentative Map

BEING A DIVISION OF PARCEL 2 OF COAL 11-0070 AS RECORDED IN THE CERTIFICATE OF COMPLIANCE DOCUMENT 2012-009679, IN THE OFFICE OF THE COUNTY RECORDER, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA.

Prepared for : Topaz Solar Farms, LLC
APN# Ptns of 072-101-010 & 023
Site Area = 650 AC±